



IT IS ORDERED as set forth below:

Date: September 7, 2023

A handwritten signature in black ink, reading "Jeffery W. Cavender".

**Jeffery W. Cavender
U.S. Bankruptcy Court Judge**

IN THE UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE:

RONNIE LAMAR THOMAS AKA RONNIE L
THOMAS AKA RONNIE THOMAS and
SONJA HELENA THOMAS AKA SONJA
THOMAS AKA SONJA H THOMAS AKA
SONJA HELENA LANGFORD AKA SONJA
LANGFORD THOMAS,
Debtors.

PNC BANK, NATIONAL ASSOCIATION,
Movant,

v.

RONNIE LAMAR THOMAS AKA RONNIE L
THOMAS AKA RONNIE THOMAS and
SONJA HELENA THOMAS AKA SONJA
THOMAS AKA SONJA H THOMAS AKA
SONJA HELENA LANGFORD AKA SONJA
LANGFORD THOMAS, Debtors
NANCY J. WHALEY, Trustee,
Respondent(s).

CASE NO. 18-61015-jwc

CHAPTER: 13

JUDGE: HONORABLE JEFFERY W.
CAVENDER

CONTESTED MATTER

CONSENT ORDER ON MOTION FOR RELIEF FROM STAY (#39)

The above styled Motion having been scheduled for a hearing before the Court on

August 22, 2023, upon Notice of Assignment of Hearing to each of the above-captioned parties in interest, and it appearing to the Court that the parties consent hereto:

IT IS HEREBY ORDERED that the Motion for Relief from Stay with respect to 748 Emily Place, Atlanta, Georgia 30318 is denied, as the parties herein agree that the interest of Movant is adequately protected by payment and performance as more particularly set forth hereinafter.

FURTHER ORDERED that the post-petition arrearage through **August 1, 2023**, totals \$2,020.28, including one (1) payment of \$982.28, \$188.00 for a filing fee and \$850.00 in reasonable attorney's fees.

This arrearage shall be paid as follows:

Movant acknowledges suspense funds in the amount of \$835.05. Beginning **September 1, 2023**, Debtor shall resume timely remittance of the regular monthly mortgage payments. Beginning **September 15, 2023** and continuing on the 15th day of each subsequent month, Debtor shall pay an additional \$197.54 per month, for **five (5)** months, and an additional \$197.53 for **one (1)** month, or until the arrearage is cured. Payments should be sent to:

PNC Bank, N.A.
Attention: Bankruptcy Dept.
3232 Newmark Drive
Miamisburg, Ohio 45342

or to such address as may be designated. It is

FURTHER ORDERED that should Debtor(s) default in payment of any sum specified herein, or in any regular monthly mortgage payments which come due according to Movant's Loan Documents **while this Chapter 13 proceeding is pending**, then upon notice of default sent by first class mail to Debtor(s), attorney for Debtor(s) and the Trustee, and failure of Debtor(s) to cure such default within ten (10) days from the date of receipt of such notice, Movant may file a motion and affidavit of default, with service upon Debtor(s), attorney for

Debtor(s) and the Trustee, and the Court may enter an Order modifying the automatic stay, without further notice or hearing.

FURTHER ORDERED that in the event relief from the automatic stay is later granted, the Trustee shall cease funding any balance of Movant's claim, and the provisions of Fed. R. Bank. P. 4001(a)(3) may be waived.

FURTHER ORDERED that upon completion of any foreclosure sale, any funds in excess of the amount due to Movant and to any subordinate lienholder(s) properly entitled to receive proceeds under applicable State Law that would otherwise be payable to the Debtor(s), shall be paid to the Trustee for the benefit of the Estate while the Debtor(s) remains in bankruptcy.

[END OF DOCUMENT]

CONSENTED TO BY:

/s/ Brian K. Jordan

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with express permission

NO OPPOSITION:

/s/ Julie M. Anania with express permission

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